

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

December 12, 2011

### Minutes

(Subject to Board of Director's approval)

**Vice-President, Craig Nicholson** called the meeting to order at 6:05 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

#### In attendance:

Christine Hall,  
Lisa Welch,  
Bill Bold (Scribe),  
James Nguyen (Bartlein and Company, Inc.)  
Absent were Nathan Walter & John Morneault

The Board discussed a written request from the owner of unit 245 for **storage shed or locker** on the unit patio; Board requested size limits for such a locker be forwarded to the owner for approval consideration.

**Meeting Minutes:** The **November Board Meeting minutes** (11/10/11) were reviewed and **approved** as presented.

#### Treasurer's Report:

	November '11	YTD
Total Income	\$64,056.28	\$738,729.00
Operating Expenses	82,158.58	356,144.12
Reserve Expenditures	0	205,109.12
Total Expenditures	82,158.58	561,253.24
Transfer to Reserve	(11,897.70)	(257,465.76)
Transfer from Reserve	30,000.00	80,000.00
Total in Savings	\$1,365,975.36	
Total Assets	\$1,429,011.82	

James N. reported Operating Expenses are approximately 7% below budget.  
The November Treasurer's Report was unanimously **accepted** as presented.

#### Old Business

Items addressed:

- **Exercise Room:** Lisa W. reported the Exercise Rm. will reopen around Dec. 13, 2010; a brief summary of current equipment and proposed acquisitions (spin bike, etc.) and maintenance thereof was presented.
- **Repairs:** James N. reported dry rot repairs at units 207/307 (7606) and 101 (7602)

have been completed.

- **Foundation/waterproofing improvements:** James N. reported Carter Constr. is in progress with the foundation waterproofing project at 7602; ten buildings are slated to be done in the next 6 months.
- **Common area policy** – tabled.
- **Pool fence** – tabled.
- **Pagoda lights:** Board discussed development-wide replacement options (in general); no action taken.
- **Annual HOA Meeting:** The 2012 Annual Membership Meeting will be held at the Goleta Community Center on Jan. 12, 2012, at 6 pm.
- **Pavement lifting:** Christine H. reported tree roots lifting the pavement at the 106 parking space, the Board **approved removing the tree** (Enviroscaping, \$500); she will have Enviroscaping alert the phone company, as the roots appear to be growing in the vicinity of communication relay box; also noted were (Enviroscaping) improvements to properly slope the soil around certain buildings to promote drainage away from the buildings; at #105, there was a cavity left under an entry way pad when roots from a previously removed tree deteriorated; James N. and Enviroscaping will follow up.

No other Old Business

## New Business

Items addressed:

- **Eucalyptus treatment:** the Board **approved** Santa Barbara Pest Control scheduled eucalyptus treatment and fertilization (\$2,680), stipulating if the fertilization is part of Enviroscaping's normal maintenance, then treatment only will be provided by SB Pest Control (\$2,300).
- **Insurance payments:** Board discussed making insurance payments in installments as opposed to one payment when due; pay per installments.
- **Christmas tree recycling:** the Board **approved** designating (two) unassigned parking spaces for Christmas tree collection and recycling (mulching) by Enviroscaping.
- **Gardener Bonus:** the Board discussed donations received for the gardener's holiday bonus.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:29.

The next Board meeting is scheduled for **Thursday, January 12, 2012, 6:00 pm, at the Goleta Valley community Center, 5679 Hollister Ave., Goleta, CA.** (2012 Annual HOA Meeting)

Submitted by Bill Bold, Scribe